

REAL ESTATE APPRAISAL

On November 12, 2003, the consolidation and transfer of the real estate appraisal function to one office under the National Business Center (NBC) www.nbc.gov/appraisalservices/ was announced. The NBC Directorate, Appraisal Services (ASD) was created through the consolidation of appraisers from four other DOI Bureaus: Bureau of Land Management (BLM), Bureau of Reclamation (BOR), U.S. Fish and Wildlife Service (FWS), and National Park Service (NPS).

It is Reclamation's responsibility to decide when interests in real property are to be appraised. Once a decision is made to appraise real property, or seek other appraisal services, a request will be placed with the Appraisal Services Directorate.

The ASD provides appraisal services, appraisal review services, appraisal consulting services, and concession valuations for its customers. ASD appraisers provide market value appraisals concerning real estate acquisitions, disposals and exchanges, and for land use authorizations. The types of properties appraised include recreational, agricultural, commercial, industrial, and residential and also take into account various components such as minerals, waters rights, and timber.

Appraisals and review reports must comply with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) and the Uniform Standards of Professional Appraisal Practice (USPAP), 43 Code of Federal Regulations, Part 429, Reclamation's Manual – Directive and Standards, and other applicable authorities of the United States.

Requests for appraisals services to the ASD will be made by Reclamation upon written agreement by applicants for a land use authorization. Applicants are responsible for providing funding and information necessary to conduct an appraisal. Applicants may expect to provide the following data for most appraisal services:

- Legal description, including a size estimate of the property to be appraised and the parent parcel;
- A detailed description of the interests to be appraised;
- A tract map showing the property to be appraised and any contiguous ownership of which it may be a part;
- A location map showing the relative location of the subject property to cities, towns, or other significant features to aid in identifying its location;
- Other items as may be requested by ASD.

